



## ALPINE CITY PLANNING COMMISSION MEETING

**NOTICE** is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Public Hearing** and a **Regular Meeting at Alpine City Hall, 20 North Main, Alpine, Utah on Tuesday, February 16, 2016 at 7:00 pm** as follows:

### I. GENERAL BUSINESS

- A. Welcome and Roll Call: Steve Cospier
- B. Prayer/Opening Comments: Jason Thelin
- C. Pledge of Allegiance: By Invitation

### II. PUBLIC COMMENT

Any person wishing to comment on any item not on the agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record.

### III. ACTION ITEMS

- A. **PUBLIC HEARING – Ord. No. 2016-03 – Flood Plain Clarification (Section 4.7.18.2.3.f)**  
The Planning Commission will review an amendment to the Subdivision Ordinance that will clarify the requirements for areas of a lot that are within a flood plain.
- B. **General Plan Update**  
The Planning Commission will discuss an update of the Alpine City General Plan, specifically as it pertains to the Land Use Element.

### IV. COMMUNICATIONS

### V. APPROVAL OF PLANNING COMMISSION MINUTES: February 2, 2016

### ADJOURN

Chairman Steve Cospier  
February 12, 2016

**THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS.** If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 5.

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted at Alpine City Hall, 20 North Main, Alpine, UT. It was also sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at [www.alpinecity.org](http://www.alpinecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

# PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

**Please remember all public meetings and public hearings are now recorded.**

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

## **Public Hearing v. Public Meeting**

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Ordinance No. 2016-03 Clarifying Flood Plain Requirement**

**FOR CONSIDERATION ON: 16 February 2016**

**PETITIONER: Staff**

**ACTION REQUESTED BY PETITIONER: Recommend to the City Council  
Adoption of Ord. No. 2016-03**

**APPLICABLE STATUTE OR ORDINANCE: Article 4.7.18**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

This paragraph (4.7.18.2.3.f ) was just amended at the last City Council meeting. However, it was also determined that this paragraph concerning the flood plain requirement needed more amendments and clarification. See attached proposed amendments.

### **RECOMMENDED ACTION:**

We recommend to the City Council that Ordinance No. 2016-03 be adopted which would clarify the requirement for lots that contain land in a floodplain.

**ORDINANCE NO. 2016-03**

**AN ORDINANCE ADOPTING AMENDMENTS TO SECTION 4.7.18 OF THE ALPINE CITY DEVELOPMENT CODE RELATING TO THE FLOOD PLAIN REQUIREMENT.**

**WHEREAS**, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance to clarify the flood plain requirement; and

**WHEREAS**, the Alpine City Planning Commission has reviewed the proposed Amendments to the Development Code, held a public hearing, and has forwarded a recommendation to the City Council; and

**WHEREAS**, the Alpine City Council has reviewed the proposed Amendments to the Development Code:

**NOW, THEREFORE, BE IT ORDAINED BY THE ALPINE CITY COUNCIL THAT:**

The amendments to Section 4.7.18 contained in the attached document will supersede Section 4.7.18 as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 23rd day of February 2016.

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Sheldon Wimmer, Mayor

**ATTEST:**

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Charmayne G. Warnock, Recorder

#### 4.7.18 STORM DRAINAGE AND FLOOD PLAINS

1. Drainage System. Complete drainage systems for the entire subdivision area shall be designed by a professional engineer, licensed in the State of Utah and qualified to perform such work, and shall be shown graphically. All existing drainage features which are to be incorporated in the design shall be so identified. If the Final Plat is to be presented in sections, a general drainage plan for the entire area shall be presented with the first section, and appropriate development stages for the drainage system for each section indicated.
2. Design. The drainage and flood plain systems shall be designed to:
  - (1) Permit the unimpeded flow of natural water courses.
  - (2) Ensure adequate drainage of all low points.
  - (3) Ensure applications of the following regulations regarding development in designated flood plains:
    - a. Construction of buildings shall not be permitted in a designated flood way with a return frequency more often than a 100-year storm.
    - b. Building construction may occur in that portion of the designated flood way where the return frequency is between a 100-year and a maximum probable storm provided all usable floor space is constructed above the designated maximum probable flood level.
    - c. Where flood way velocities are generally determined to be under five feet (5') per second and maximum flood depth will not exceed three feet (3'), such uses as cultivated agriculture, nurseries, parks and recreation facilities and accessory parking may be permitted.
    - d. Any use of land is prohibited where flooding would create a public health hazard or problem. This includes shallow wells, uncased deep wells, sanitary land fills, septic tank and on-lot sewage disposal systems, water treatment plants, and also sewage disposal systems not completely protected from inundation.
    - e. Any contemplated flood plain encroachment or channeling shall be thoroughly analyzed and its effect on stream flow determined before such encroachment is undertaken. Any construction, dumping, and filling operations in a designated flood way constitutes an encroachment and must be approved by the Planning Commission, before accomplishment.
    - f. Lots that contain land in the floodplain area shall contain a minimum area outside the floodplain corresponding to the underlying zone. For example, a lot in the TR-10,000 zone must have at least 10,000 sq. ft of land above the 100-Year Recurrence Interval Flood. CR-20,000 lots in a floodplain must have at least 20,000 sq. ft. of land above the 100-Year Recurrence Interval Flood. A CR-40,000 lot in a floodplain must have at least 40,000 sq. ft. of land above the 100-Year Recurrence Interval Flood. Whenever 100-Year Recurrence Interval Flood data is not available, the required area as described above will be five feet above the elevation of the maximum flood of record. (Ord. 2004-13, 09/28/04, Ord. 2016-02, 01/26/16, Ord. 2016-03, 02/23/16)
  - (4) Insure that lots are adequately drained into the city storm drain system as required by the City Engineer. (Ord. 2004-13, 9/28/04)

3. Drainage System Plans

- (1) The drainage system shall be designed to consider the drainage basin as a whole and shall accommodate not only runoff from the subdivision area but also, where applicable, the system shall be designed to accommodate the runoff from those areas adjacent to and "upstream" from the subdivision itself, as well as its effects on lands downstream.
- (2) All proposed surface-drainage structures shall be indicated on the plans.
- (3) All appropriate designs, details, and dimensions needed to clearly explain proposed construction materials and elevations shall be included in the drainage plans.
- (4) Detention basins must be designed to accommodate the 50-year storm. The basins must be designed to drain at a controlled rate, not to exceed 0.2 CFS per acre.
- (5) The minimum allowable pipe size for any portion of the storm drain system shall be fifteen inches.

4. Detention and Retention Basins. Detention basins shall be designed to accommodate a 50-year storm. Retention basins shall be designed to accommodate a 100-year storm. The basins shall be designed to drain at a controlled rate, not to exceed 0.2 CFS per developed acre. Detention/retention basins shall be graded to a 4:1 slope and seeded\_and sprinkles shall be installed upon recommendation of the City Engineer and the Planning Commission to the City Council. (Ord. 2002-14)

Paragraph 4.7.18.2.3.f

- f. ~~Proposed and existing~~ Lots that contain land in the floodplain area shall contain a minimum area outside the floodplain corresponding to the underlying zone. For example, a lot in the TR-10,000 zone must have at least 10,000 sq. ft of land ~~which is an elevation at least two feet above the elevation of~~ above the 100-Year Recurrence Interval Flood. CR-20,000 lots in a floodplain must have at least 20,000 sq. ft. of land ~~that is two feet~~ above the 100-Year Recurrence Interval Flood. A CR-40,000 lot in a floodplain must have at least 40,000 sq. ft. of land ~~that is two feet~~ above the 100-Year Recurrence Interval Flood. Whenever 100-Year Recurrence Interval Flood data is not available, the required area as described above will be five feet above the elevation of the maximum flood of record. (Ord. 2004-13, 09/28/04, Ord. 2016-02, 01/26/16, Ord. 2016-03, 02/23/16)

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: General Plan Update 2016**

**FOR CONSIDERATION ON: 16 February 2016**

**PETITIONER: Staff**

**ACTION REQUESTED BY PETITIONER: Provide Direction for  
Updating the General Plan**

**APPLICABLE STATUTE OR ORDINANCE: Article 2.1 (General Plan)**

### **BACKGROUND INFORMATION:**

At the last meeting, the Planning Commission started giving some direction to staff about some new and edited language for the Land Use Element. However, progress was slow so it was determined that it may be best for the City Planner to gather up the thoughts and ideas of all involved and start creating a draft document of the Land Use Element to help get the ball rolling.

See attached draft of the Land Use Element. Much of the language was taken from the 2007 General Plan but modified and reworded to provide more direction and detail. The Planning Commission should continue to offer direction and editing as needed for the Land Use Element.

# LAND USE ELEMENT



## GOAL #1

Maintain and promote a historic small-town, rural atmosphere that embraces agricultural uses, open spaces and the mountainous surroundings of the City.



## POLICIES

- 1.1 Preserve animal rights and maintain a lenient level of regulations.
- 1.2 Encourage, develop and/or maintain venues that enhance a sense of community and provides residents an opportunity to congregate.
- 1.3 Promote and preserve both natural and developed open spaces around the City through Planned Residential Developments (PRD).
- 1.4 Connect neighborhoods and open spaces of the City with trails, sidewalks and bike lanes that support alternate forms of transportation and recreation.
- 1.5 Encourage and maintain a safe and convenient atmosphere for pedestrians within commercial areas by applying and enforcing the Gateway Historic District Design Guidelines.
- 1.6 Preserve and beautify the three gateways into the City (Canyon Crest, Alpine Highway and Westfield Road) and do so in a unique way so that it is clear that you are entering Alpine.
- 1.7 Encourage beautifying streetscapes while protecting City sidewalks and infrastructure through the implementation of Street Tree Guidelines.

## GOAL #2

Provide a variety of lot sizes and housing types that allows residents to age in place.



## POLICIES

- 2.1 Land zoned as B-C should consist of professional office, retail and other commercial uses serving the immediate needs of Alpine residents and situated within an environment, which is safe and aesthetically pleasing. New residential development that happens to be built in the B-C zone should consist of owner-occupied high density housing units such as senior housing that reflects a village scale and character.
- 2.2 Land zoned as TR-10,000 should include the area generally located within the originally settled town center of Alpine that is considered appropriate for high density residential development, maintaining a village scale and character.
- 2.3 Land zoned as CR-20,000 should include traditional agricultural land and lower undeveloped areas within the City that is considered appropriate for medium density residential development. These areas should provide for the perpetuation of the rural and open space image while reducing the impact of development on lands that are highly visible and susceptible to erosion.
- 2.4 Land zoned as CR-40,000 should include the territory generally located around the periphery of the City considered appropriate for low density residential development. These areas which as a result of the presence of steep slope, adverse soil characteristics, flood hazard, mudflow or earthquake potential, wildfire hazard or similar critical and sensitive natural conditions are considered environmentally fragile.

# LAND USE ELEMENT



- 2.5 Land zoned as CE-5 should consist of areas primarily located in mountainous areas of the City considered appropriate for very low density residential development. These areas which as a result of the presence of steep slopes, unique soil characteristics, wildfire hazard or similar natural conditions are considered environmentally sensitive.
- 2.6 Changes in zoning should be considered only upon demonstration of adequate infrastructure, resource availability, amenities and benefit to both the City and the residents of the project.
- 2.7 Follow the Alpine City Annexation Policy Plan.

## GOAL #3

Preserve and protect specific community characteristics such as hillsides, scenic views, critical lands, historic districts and senior housing by using overlay zones which build on an underlying zone by setting additional or stricter standards and applying the standards of both zones.



## POLICIES

- 3.1 The Gateway Historic District Overlay Zone should maintain a high character of community Development by regulating the exterior architecture characteristics of structures and preservation and protection of buildings of architectural or historical significance (See Gateway Historic District Design Guidelines).
- 3.2 The Sensitive Lands Overlay Zones are to provide for safe, orderly and beneficial development of areas characterized by diversity of sensitive and hazardous conditions as shown on the official Sensitive and Hazard Area Maps (floodplain, urban/wildland, geologic hazards, hillside) to limit alteration to topography and reduce encroachment upon, or alteration of, such areas.
  - 3.2.1 The Geologic Hazards Overlay Zone is to minimize the adverse effects of geologic hazards including surface fault ruptures, landslides, debris flows, rock fall and soil liquefaction.
  - 3.2.2 The Urban/Wildland Interface Overlay Zone is to establish standards for development and fire prevention in areas bordering on wildlands.



- 3.2.3 The Flood Damage Prevention Overlay Zone is to minimize public and private losses due to flood conditions in specific areas.
- 3.2.4 The Hillside Protection Overlay Zone is to establish standards for developments of certain hillsides located in the City to minimize soil and slope instability, minimize erosion and to preserve the character of the hillsides.
- 3.3 The Senior Housing Overlay Zone is to provide for increased land use flexibility to assure that senior citizens can continue to contribute to the community and have an opportunity to socialize without having heavy yard care maintenance and without ignoring legitimate concerns regarding impacts on surrounding residential areas. Proper housing for senior citizens is a necessary component of a well-rounded and sustainable community.
- 3.4 The Assisted Living and Nursing Care Overlay Zone is to provide for increased land use flexibility to assure that health and human services are appropriately located in the community to meet the needs of aging residents without ignoring legitimate concerns regarding impacts on surrounding residential areas.

# LAND USE ELEMENT



## GOAL #4

Special Uses



## POLICIES

4.1 The

**ALPINE CITY PLANNING COMMISSION MEETING at  
Alpine City Hall, 20 North Main, Alpine, Utah  
February 2, 2016**

**I. GENERAL BUSINESS**

**A. Welcome and Roll Call:** The meeting was called to order at 7:00pm by Chairman Steve Cospser. The following commission members were present and constituted a quorum.

Chairman: Steve Cospser

Commission Members: Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospser, Jane Griener, Steve Swanson, Judi Pickell

Commission Members Not Present: Bryce Higbee

Staff: Jason Bond, Jed Muhlestein, Marla Fox

Others: Roger Bennett, Lon Lott, Sheldon Wimmer, Ramon Beck, McKay Niccum, JT Patterson, Jensen Bergquist, Ethan Funk, Wesley Funk, Brent Bateman, Jordan Cullimore, Harmsen Family

**B. Prayer/Opening Comments:** Steve Cospser

**C. Pledge of Allegiance:** By Invitation

**II. PUBLIC COMMENT**

No Comment

**III. ACTION ITEMS**

**A. Planning Commission Training**

The Planning Commission invited Ombudsman Brent Bateman, an attorney from the Office of Property rights to come tonight to give training.

Brent Bateman showed an overview of Land Use Law Common Issues. Judi Pickell asked about moderate income housing. Mr. Bateman said the city only has to provide a plan for it and that is all; he said you don't even have to implement it. He said a lot of people will come out to meetings and be upset about it because they don't want those type of people in their neighborhood, but you still have to have it in your plan and then do your best to provide it.

Steve Cospser said Business Commercial is one of the city's main problems. He said citizens have differing opinions about it. Mr. Bateman said every city needs a commercial district in order to pay the bills. Commercial brings in revenue to the city and you have to have a good balance of commercial to residential. Jane Griener said there hasn't been a lot of success for retail here in Alpine, she said we are more of a bedroom community.

Judi Pickell said if commercial businesses don't come in, then property taxes will have to be raised in the future to pay the bills. She said we could look at contained businesses which is a mixed use of business and residential. Steve Cospser asked how concerned the city is about the tax leakage study. Jason Bond said the City Administrator is concerned but wants to go in the direction of the City Council but give sound advice along the way. Jason Bond said Alpine is pretty much land locked and in the near future we will be built out and will need to replace building impact fees and replace that revenue with something else.

Jordan Cullimore said property taxes are a more even source of revenue and more dependable than sales tax. He said you have to be careful to not bring in more businesses than the city can support. He said office space brings in less revenue but is more stable than other businesses that may come and go.

The Planning Commission talked about Mountainland Association of Governments and if there would be money there to help with the business commercial area.

Jane Griener asked if the city needs additional park space and how to get it. She said as we are growing, we need more parks for the kids to practice and have games. Mr. Bateman said you need to measure how many parks vs how

1 many people there are in the city. Jason Bond said you need to consider the city has a limited Parks Department to  
2 maintain the parks.

3  
4 Judi Pickell said Main Street is quite a mess when the school traffic is coming and going. She wanted to know if the  
5 city has any control over making them bus or carpool kids or is it up to the school. Mr. Bateman said the city has no  
6 control over a school. He said you can try to force them to do something or have a discussion with them and get  
7 them to want to do it. Jane Griener asked if the school has an obligation as far as safety is concerned. Mr. Bateman  
8 said you have to work together with the school on these issues.

9  
10 Jason bond asked about grandfathering rights. Mr. Bateman said grandfathering is a law that says if you started  
11 doing something when it was legal, you get to still do it if it becomes illegal. He said you have to be careful with  
12 that because if a commercial business expands or stops and then starts back up, they can lose their grandfather  
13 status. Mr. Bateman said you can make different commercial zones. One could be commercial only, one could be a  
14 mixed use of commercial and residential. Sometimes you have to make a zone to fit what you already have.

15  
16 Jason Thelin asked if the city could be legally obligated to provide a road through Lambert Park as a secondary  
17 access for the Box Elder South Subdivision. Jason Bond mentioned to Mr. Bateman that this property is in litigation.  
18 Mr. Bateman said the city has property rights too. He said the city can resist being told what to do with their land.  
19 Having said that, there are certain things that could happen. He said if the public starts to use the secondary road  
20 and uses it for long enough, then it can continue to be used.

21  
22 Sheldon Wimmer said this road has been there and used unrestricted for ten consecutive years so there is nothing the  
23 city can do about it because it is a public right of way that has been established over time. Mr. Bateman said the City  
24 Council would have to try legally to get the road vacated and no longer used as a road. Jason Thelin said Lambert  
25 Park was never intended to be used as a road to somewhere. He said people just started driving on a trail and he's  
26 concerned that next it could be paved. Sheldon Wimmer said a developer can't close off this road and build on top  
27 of it because it has been used for ten years as a public right of way.

28  
29 Judi Pickell asked what has to be done to block the traffic so the clock starts over. Mr. Bateman said you have to put  
30 up a barricade for twenty four hours, notify the police, and actually stop someone from driving on the road and have  
31 it documented.

### 32 33 **B. General Plan Update**

34 In the last meeting, the Planning Commission requested that language in the 2007 General Plan related to the Land  
35 Use Element be gathered and provided to the Planning Commission members. The Planning Commission also  
36 requested to have the Land Use Element broken up into sections so that it can be more easily addressed and  
37 discussed.

38  
39 Jason Bond said he broke the Land Use element into three sections:

- 40
- 41 1. The goals and policies of the specific zones. TR-10,000 zone, CR-20,000 zone, CR-40,000 zone,  
42 CE-5 zone, CE-50 zone, and B/C zone.
  - 43 2. The goals and policies of the overlay zone.
  - 44 3. The goals and policies of the special uses.
- 45

46 Steve Cospers said he wanted to have a discussion about what the Planning Commission liked and disliked about the  
47 General Plan. He said he thought the General Plan is outdated. He said when he reads small town, rural feel he  
48 doesn't think that fits with the city anymore. Jane Griener said there are still commercial farms in Alpine. Steve  
49 Cospers said you have to drive someplace in the city to see a rural area. Jason Bond said rural means living in the  
50 country or relating to agriculture. He said right now the only thing that makes Alpine rural is our animal rights. He  
51 said we have no control over farmers selling their farms to developers.

52  
53 Judi Pickell said some cities have branding rules like fences on Main Street be split rail and all the same. She said  
54 we have not been consistent with the buildings on Main Street looking rural. Roger Bennett said the rural feel left  
55 Alpine when we put in curb and gutter. Steve Swanson asked what is wrong with saying we are small town? Jason  
56 Thelin said we are not rural or small town but we could say we have a small town, rural feel.

1  
2 The Planning Commission debated taking out the work historic. Some felt that the historic elements left when  
3 businesses came in at the round a bout and they are not historic. Some said we still have Moyle Park and the history  
4 of Alpine is historic along with the older homes.

5  
6 Judi Pickell asked if you can take a walk in the community and have connected trails. Can you ride a bike or go  
7 shopping in the community. She said the small town feel is connecting with your neighbors and if you can't, then  
8 that is not good planning principles.

9  
10 Jason Bond said maintaining current animal rights will help with the rural feel. Sheldon Wimmer said Alpine is  
11 passed being a rural town, we missed that when commercial buildings were built a certain way. He said we should  
12 be good neighbors and encourage residents of large lots to maintain their property.

13  
14 Steve Cospers asked the Planning Commission what we need to do to promote the small town, rural feel.

15  
16 Jane Griener said we need to promote venues that encourage gatherings.

17 Steve Cospers said something should be done to the entrance of Alpine.

18 Judi Pickell said we need connectivity in the city through development of trails, sidewalks and bike lanes.

19 Steve Swanson said we need more community activities because people tend to only know the people in their Ward.

20 Jason Bond said we need to protect, maintain and promote new open space.

21 Jason Thelin asked if we are okay with natural open space.

22  
23 Jason Bond said PRD's can be a good thing by keeping open space in the city. Jason Thelin said he is not a fan of  
24 PRD's unless it benefits the city. Jason Bond said the open space benefits the city by preserving the open feel.

25  
26 Jason Thelin asked how we are going to handle lower density. Steve Cospers said it is a great goal to have lower  
27 density. He said he talked to David Church and Mr. Church said the purpose of community is families and we have  
28 to decide how many families we want in our community. Judi Pickell said higher density doesn't mean a cheaper  
29 property. She said we are disproportionately one acre lots and said it would be a benefit to the city to have some  
30 townhomes. She said they are obviously needed because of all the people living in basements. She said we already  
31 have a higher density because of all the basement apartments. She said you could put the townhomes at the entrance  
32 of the city so it keeps lower traffic coming through the city and preserving property values. She said she is not  
33 talking about lower income apartments, but smaller patio homes or townhomes that provide options to residents.  
34 Jason Bond said this concept is called aging in place because it gives the city diversity.

35  
36 Steve Cospers asked Jason Thelin under what circumstance he would be in favor of a zone change. He said his views  
37 are changing if it were the right situation to bring in a townhome but he is not in favor of changing the zones. Jason  
38 Bond said the General Plan supported a zone change for the Beck property as it is written. He said if that is not what  
39 the Planning Commission wants for that zone, then the language needs to be cleaned up and more clear.

40  
41 Steve Cospers said there is a lot of fluff language in the Plan that needs to be taken out because it is too general.

42 Jason Bond said he would like the Planning Commission to read the General Plan and mark it up with what they  
43 thought needed to be changed. David Fotheringham said he likes the way Elkridge has written their General Plan  
44 and would like to refer to it to help with ours.

45  
46 **COMMUNICATION:**

47 Jason Bond said the City Council approved getting bids for an RFP to help with certain parts of the General Plan but  
48 not for someone to come in and do the whole General Plan.

49  
50 Jason Bond asked the Planning Commission to read a chapter from a book called Thoughts on Building Strong  
51 Towns. He said if they liked it and thought it would be useful he could get a book for each member.

52  
53 The Planning Commission asked what the process was to get a new Mayor. Jason Bond said applicants need to  
54 submit a letter expressing interest by this Friday at noon. The City Council must vote and an applicant receive three  
55 votes to become the new Mayor.

1 Steve Cosper reported on the deer controversy and what the plan was going to be going forward. He said nothing  
2 was decided at the last City Council meeting but there was a discussion about options.  
3

4  
5 **VI. APPROVAL OF PLANNING COMMISSION MINUTES OF:** January 19, 2016  
6

7 **MOTION:** David Fotheringham moved to approve the Planning Commission Minutes for January 19, 2016  
8 subject to changes.  
9

10 Judi Pickell seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Jason Thelin, David  
11 Fotheringham, Steve Cosper, Jane Griener, Steve Swanson and Judi Pickell all voted Aye.  
12

13 Steve Cosper stated that the Planning Commission had covered all of the items on the agenda and adjourned the  
14 meeting at 9:25 pm.  
15

DRAFT